



CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND HOUSING

Voting Members:

Kymberly Marcos Pine, Chair
Ikaika Anderson, Vice Chair
Brandon Elefante
Ann H. Kobayashi
Joey Manahan

AGENDA

REGULAR MEETING
COMMITTEE MEETING ROOM
THURSDAY, NOVEMBER 16, 2017
9:00 A.M.

SPEAKER REGISTRATION

Persons wishing to testify are requested to register to speak by 9:00 a.m. as follows:

- a. On-Line at <http://www.honolulu.gov/ccl-testimony-form.html>;
- b. By faxing to 768-3827 your name, phone number and the agenda item;
- c. By filling out the registration form in person; or
- d. By calling 768-3815.

Persons who have not registered to testify will be given an opportunity to speak on an item following oral testimonies of the registered speakers.

Each speaker limited to a **one-minute** presentation.

WRITTEN TESTIMONY

Written testimony may be faxed to 768-3827 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting.

If submitted, written testimonies, including the testifier's address, e-mail address and phone number, may be posted by the City Clerk and available to the public on the City's DocuShare Website.

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Accommodations are available upon request to persons with disabilities, please call 768-3815 or send an email to cnakazaki@honolulu.gov at least three working days prior to the meeting.

The meeting is viewable by: (1) internet live streaming through http://olelo.granicus.com/MediaPlayer.php?publish_id=92; (2) televised live broadcast on Olelo TV Channel 54; or (3) after the meeting, viewable at <http://www.honolulucitycouncil.tv/>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822, charges may apply.

FOR EXTENSION OF TIME ONLY

1. **[BILL 92 \(2017\)](#) – MAUNAWILI ZONE CHANGE (2017/Z-2).** Rezoning lands situated at 1064 and 1066 Maunawili Road, Maunawili, Oahu, Hawaii, from the AG-2 General Agricultural District and the R-7.5 Residential District to the Country District and the R-7.5 Residential District. Tax Map Keys: 4-2-007: 002 and 4 2 007: portion of 019. (Applicant: Oswald Stender) (Transmitted by Communication [D-715](#)) (Bill passed first reading 11/1/17; current deadline for Council action 12/6/17)
2. **[RESOLUTION 17-175](#) – IPD-T FOR THE HAWAII OCEAN PLAZA MIXED USE DEVELOPMENT PROJECT.** Approving a conceptual plan for an interim planned development-transit project (IPD-T) for the development of the Hawaii Ocean Plaza Mixed Use Development Project. (Applicant: Hawaii Ocean Plaza LP) (Transmitted by Communication [D-434](#)) (Current deadline for Council action: 12/6/17)
3. **[BILL 15 \(2017\), CD1](#) – LAND USE ORDINANCE AMENDMENT RELATING TO INTERIM PLANNED DEVELOPMENT (IPD-T) PERMITS FOR TRANSIT-ORIENTED DEVELOPMENT (TOD).** Amending the provisions of the Land Use Ordinance pertaining to the IPD-T Permit in the future TOD Special District areas and clarifying the standards for community benefits. (Bill 15, CD1 passed second reading and public hearing held on 5/10/17; current deadline for Council action: 12/6/17)

FOR ACTION

4. **[RESOLUTION 17-312](#) - NOHONA HALE AFFORDABLE RENTAL HOUSING DEVELOPMENT.** Authorizing exemptions from certain requirements relating to Nohona Hale affordable rental housing development located at 630 Cooke Street, Honolulu, Hawaii, 96813, Tax Map Key: (1) 2-1-051:014. (Current deadline for Council action: 12/6/17)

[PROPOSED CD1 TO RESOLUTION 17-312](#) (Submitted by Councilmember Pine)
– The proposed CD1 makes the following amendments:

- A. Corrects a citation relating to HCDA jurisdiction from HRS Chapter 6E to HRS Chapter 206E.

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- B. Adds a WHEREAS clause to clarify that the Project units will remain affordable for 65 years.
 - C. Adds a WHEREAS clause to clarify that the Applicant requested exemptions from HCDA's planning and zoning requirements, and waiver or deferral of the City's fee requirements.
 - D. Clarifies that the Council received the Project plans and specifications from the HHFDC on October 30, 2017.
 - E. Deletes the WHEREAS clause regarding a failure to list or approve exemptions from planning or zoning requirements under the jurisdiction of HCDA.
 - F. Corrects references to "Chapter" that should be references to "Section."
 - G. Separates the exemption from Fire Department plan review fees into a separate category, and corrects ROH citations by deleting the reference to ROH Section 1.12.8(10).
 - H. Corrects ROH citations for the deferral of payment of wastewater system facility charges by deleting references to ROH Sections 14-10.2 and 14-10.6.
 - I. Corrects citations to Board of Water Supply Rules and Regulations, regarding the deferral of payment of water system facility and installation of water service fees, by adding references to Sections 2-202(2) and 2-202(3).
 - J. Adds standard language providing for a 24-month deadline for commencement of construction of the Project.
 - K. Adds the HCDA and the DPP Director as recipients of copies of the Resolution.
 - L. Makes miscellaneous technical and nonsubstantive amendments.
5. **RESOLUTION 17-320 - KAPOLEI MIXED-USE DEVELOPMENT PROJECT.** Amending Resolution 16-11, CD1, to: (1) extend the deadline to commence construction of the Kapolei Mixed-Use Development Project at Kapolei, Oahu, Hawaii, and (2) change Phase 2 of the Project to a an affordable rental development.

6. **RESOLUTION 17-276 – LAND USE ORDINANCE AMENDMENT RELATING TO DETACHED DWELLINGS.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 1990 (the Land Use Ordinance), relating to detached dwellings.

Related communication:

CC-329 City Clerk, notifying the Department of Planning and Permitting of the introduction of the Council proposal.

7. **BILL 94 (2017) – LARGE RESIDENTIAL STRUCTURES.** Regulating for an interim period the issuance of building permits for the development of large residential structures in residential zoning districts. (Bill passed first reading 11/1/17)

INFORMATIONAL BRIEFING

8. **UPDATE BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE (LUO) AMENDMENTS.**

KYMBERLY MARCOS PINE, Chair
Committee on Zoning and Housing